

MAPPING D

1100

MERCER CO  
TAX MAP DEPT

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAR 28 2018

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

MAR 28 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 122.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

KS 3/28/2018  
Deputy Aud. Desk

WARRANTY DEED

That the Grantor, **Daniel J. Carr**, an unmarried man, for valuable  
valuable consideration paid, grants, with general warranty covenants, to the  
Grantees, **Ryan J. Steinbrunner and Casey M. Steinbrunner**, whose tax  
mailing address is 313 N. Wayne St., Ft. Recovery, OH 45846, the following  
described real property:

Situated in the Village of Ft. Recovery, County of Mercer and State of Ohio, to-  
wit:

Being part of a 2.232 acre tract as shown as TRACT 2 on a survey by Choice  
One Engineering dated August 27, 2014 and owned by Daniel J. Carr as  
described in Instrument Number 2015-4061 of the Mercer County Deed Records,  
situated in Section 16, Town 15 North, Range 1 East, Village of Fort Recovery,  
Mercer County, Ohio, and being more particularly described as follows:

Also being part of Lot 11, Ft. Recovery Industrial Park.

Commencing for reference at a Mag nail found at the northeasterly property  
corner of said Tract 2 and being the intersection of Industrial Drive and  
Sharpsburg Road; thence, North 49° -42' -48" West, 315.09 feet, along the  
centerline of Sharpsburg Road to a Mag nail set and being the principal place of  
beginning of the tract herein conveyed; thence, South 40° -17' -35" West, 171.30  
feet, along a new division line to a 5/8" iron pin with cap set on the northerly line  
of Tract 1 as shown on said Choice One Engineering survey and owned by  
Inergy Propane LLC (Suburban Propane) as described in Official Record 196,  
Page 226, passing for reference an iron pin with cap found at 30.00 feet; thence,  
North 49° -42' -25" West, 105.00 feet, along the northerly line of said Tract 1 to a  
5/8" iron pin with cap found on the easterly line of a tract of land owned by Village  
of Fort Recovery as described in Deed Book 305, Page 153; thence, North 40° -  
22' -08" East, 59.26 feet, along the easterly line of said Village of Fort Recovery  
tract to a pinched iron pipe found at the southeasterly corner of a tract of land  
owned by Lavern J. and Jane A. Weitzel as described in Deed Book 292, Page  
903; thence, North 21° -03' -03" East, 118.65 feet, along the easterly line of said  
Weitzel tract to a Mag nail set in the centerline of Sharpsburg Road, passing for  
reference a 5/8" iron pin with cap found at 86.88 feet; thence, South 49° -42' -48"  
East, 144.02 feet, along the centerline of Sharpsburg Road to the principal place  
of beginning.

Containing 0.463 acres, more or less, with 0.096 acres more or less being within  
existing road right-of-way and all being subject to any legal highways and  
easements of record.

The above legal description was prepared by Wesley D. Goubeau, Professional  
Surveyor Number 8254, based on a survey under his direct supervision.

Subject to all easements, conditions, restrictions and rights of way of record.

PARENT PARCEL # 17-006770.1201 SPLIT PARCEL # 17-006770.1202  
PARENT TAX MAP # 13-16-426-006 PARENT TAX MAP # 13-16-426-008

All real estate taxes and assessments shall be prorated to the date of closing.

Last transfer of record appears at Instrument #201500004061 of the Mercer County Recorder's Official Records.

Grantees assume and agree to pay the June, 2018 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.


Witness my hand this 20th day of March, 2018.

  
Daniel J. Carr

STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Daniel J. Carr, an unmarried man, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal at Ft. Recovery, Ohio, this 20th day of March, 2018.

  
Notary Public



Sandra K. Keller  
Notary Public-State of Ohio  
My Comm. Exp. Nov. 3, 2018

This instrument prepared by:  
Meikle, Tesno & Luth, Attys.  
100 N. Main St., Celina, OH 45822